HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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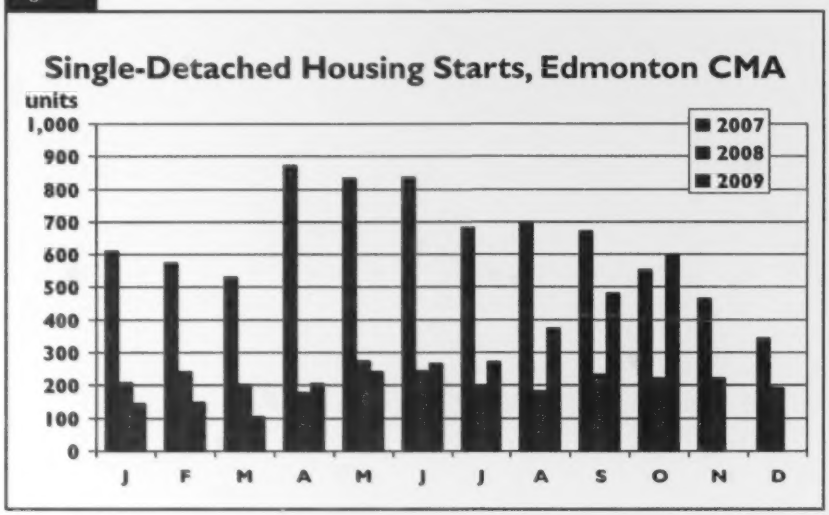
New Home Market

Edmonton's Housing Starts Move Higher in October

Total housing starts across Metro Edmonton increased on a year-over-year basis for the fourth consecutive month in October. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 947 units in October compared with 612 units in October 2008. Year-to-date, total housing starts have reached 4,567 units throughout Greater Edmonton. Despite the recent turnaround in new housing activity, starts to the end of October this year trail production reported in the first ten months of 2008 by 24 per cent.

Single-detached home builders in the Edmonton area poured foundations

Figure 1



Source: CMHC

Table of Contents

1 New Home Market
3 Maps of Edmonton
9 Housing Now Report Tables
10 Summary by Market
16 Starts
20 Completions
23 Absorptions
25 Average Price
26 MLS® Activity
27 Economic Indicators

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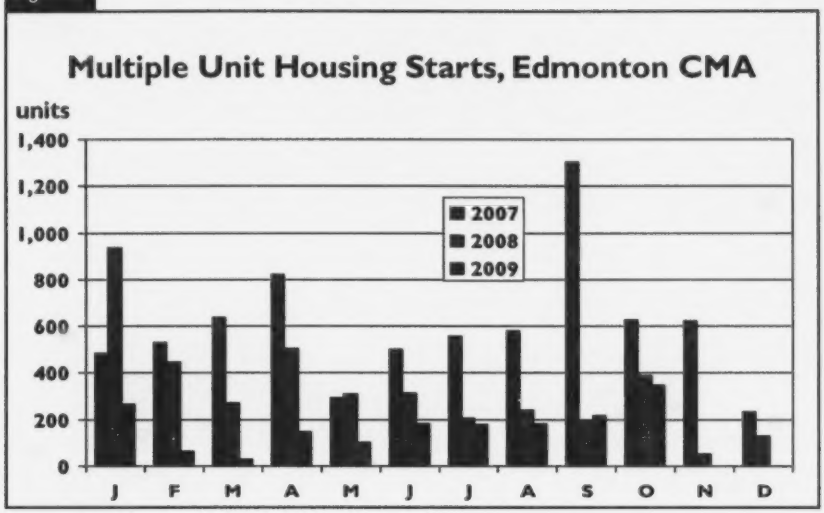
Figure 2



Source: CMHC

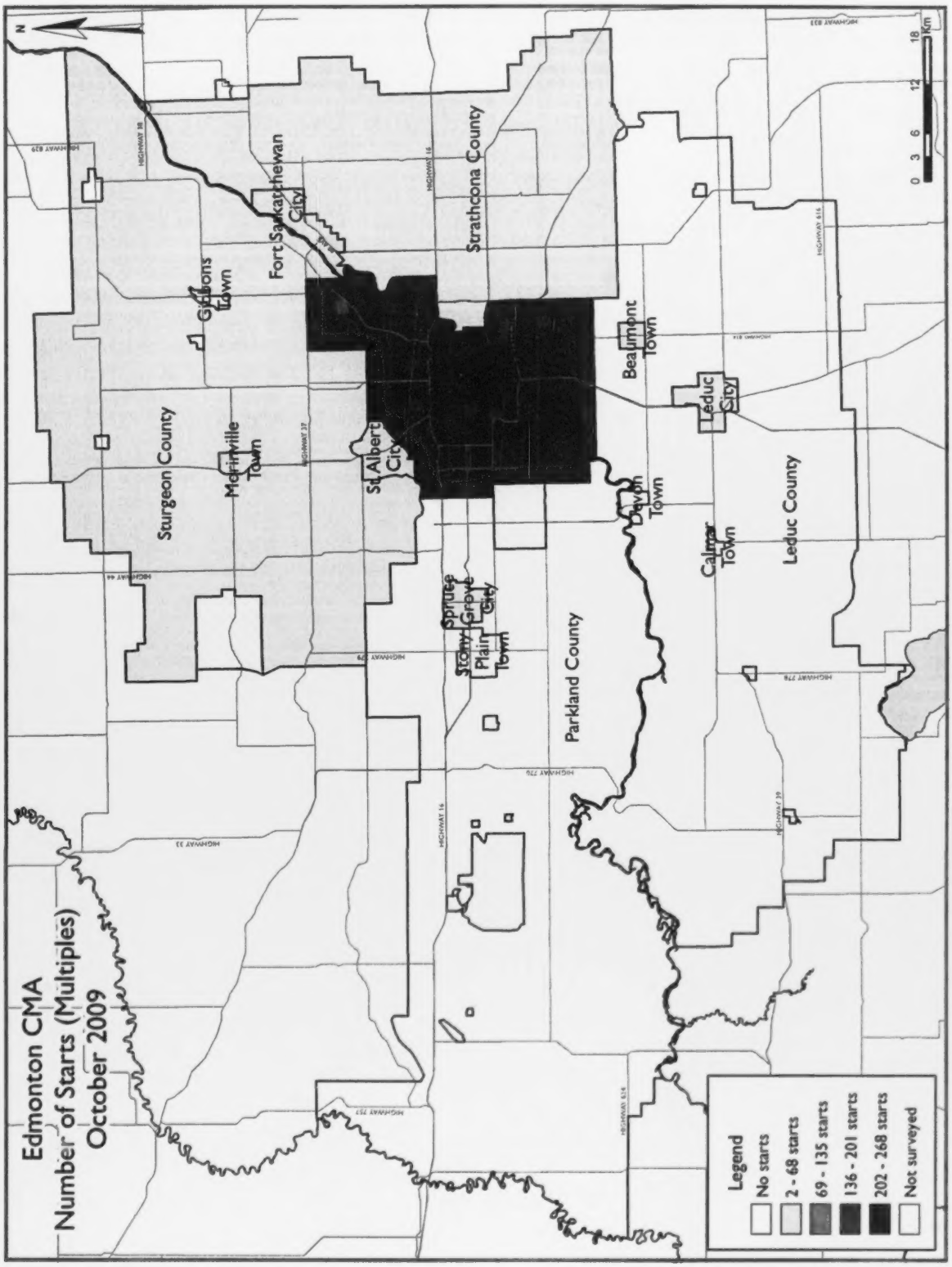
for 598 units in October, representing a substantial gain over the 223 units started in October 2008. This represents the best October performance since 2006. The industry has started 2,844 single-detached units so far this year, up 30 per cent from the 2,195 units recorded during the first 10 months of 2008. Builders across the Capital region are looking to replenish inventories for the important spring selling season ahead.

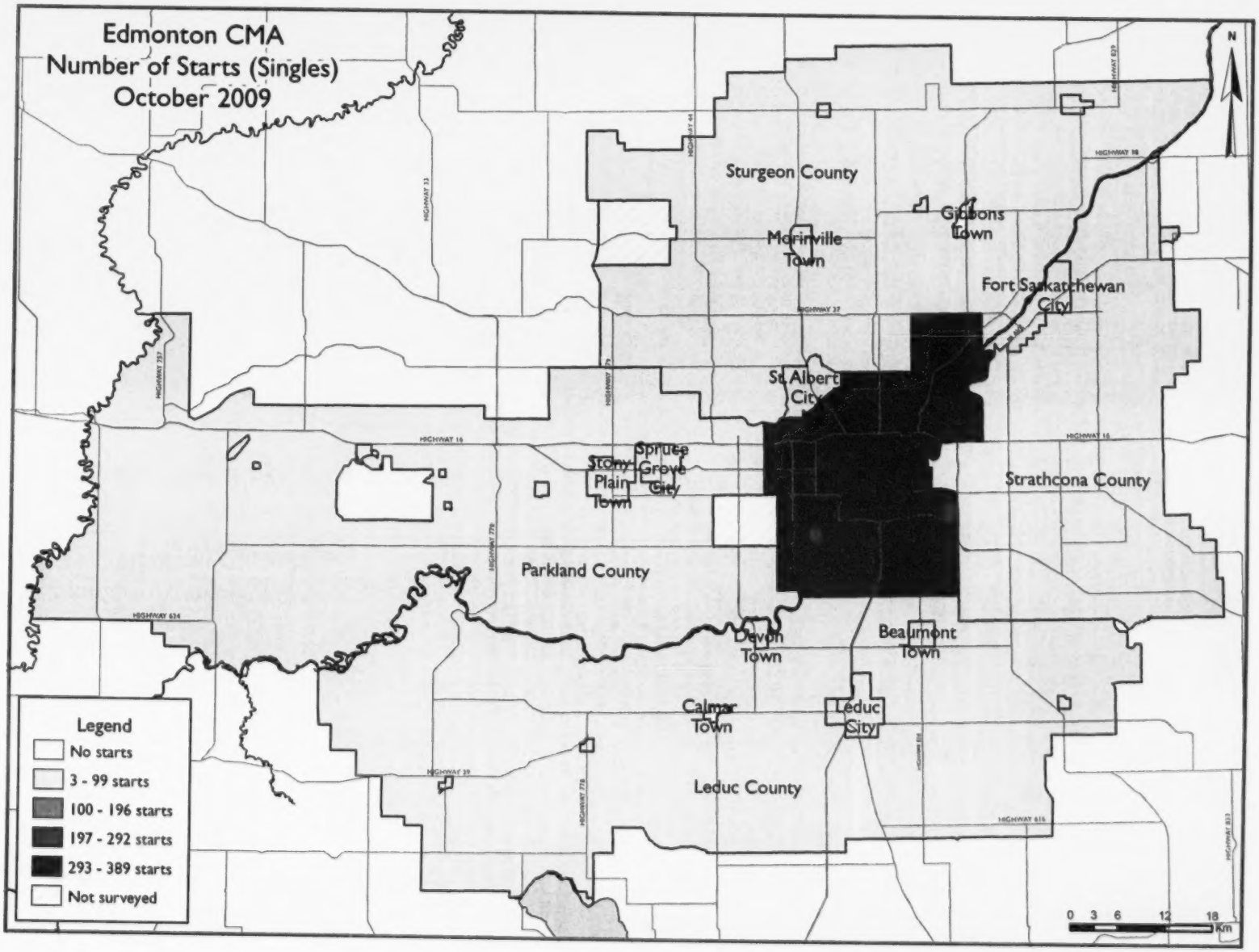
Single-detached completions decreased on a year-over-year basis for the 15th consecutive month in October to 276 units, representing a decline of 34 per cent from October 2008. With fewer units finishing construction, absorption levels also retreated. The number of units drawn off the market fell by 38 per cent from the same month last year to 281 units. Since absorptions outpaced completions, inventory levels decreased from the previous month. The total number of completed and unoccupied singles, including show homes, stood at 469 units in October. This inventory was 55 per cent below the count of unabsorbed units in October 2008 and represented the lowest tally since July 2007.

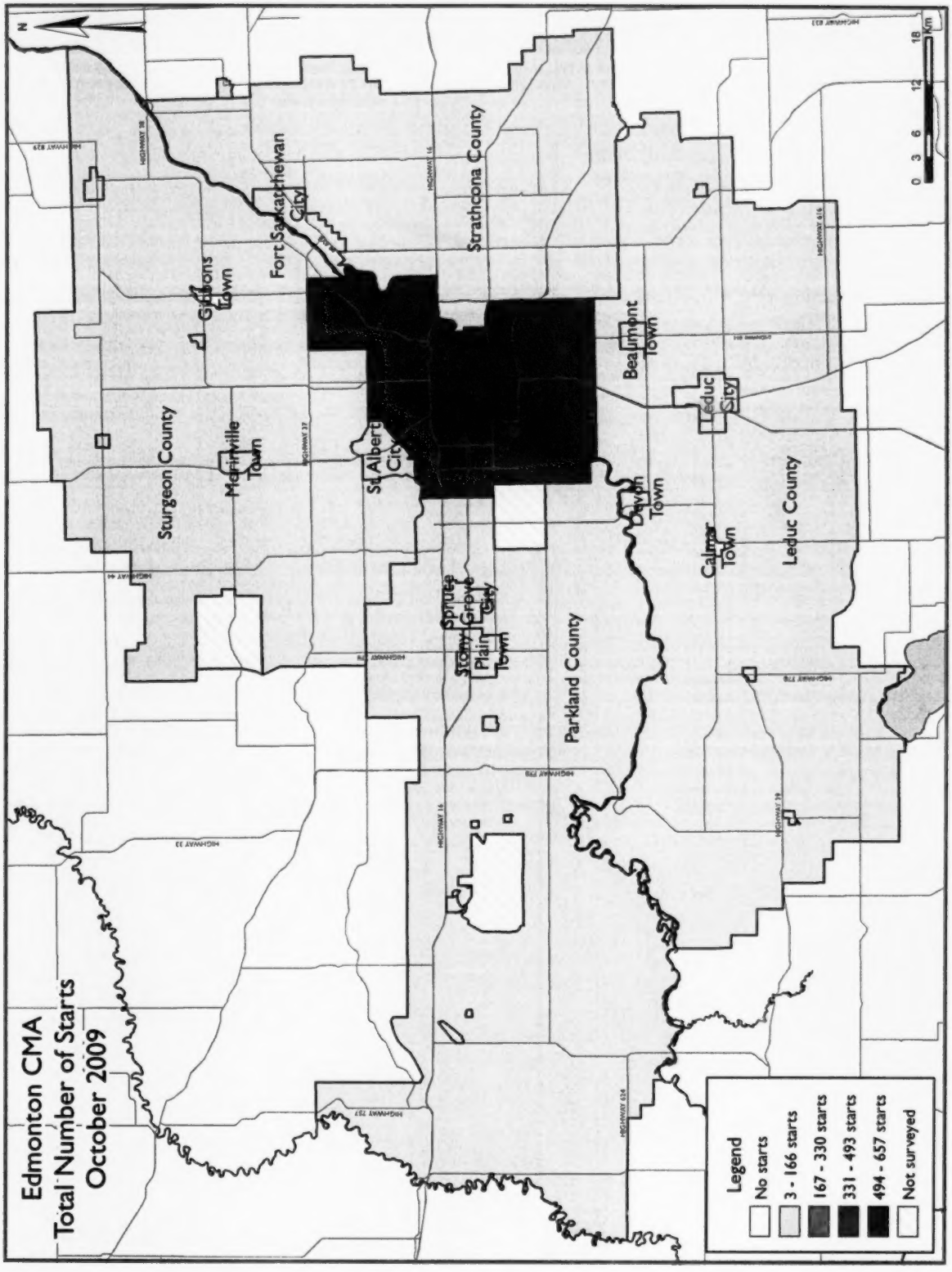
The median price of a new single-detached home absorbed in October was $420,900, down 15.1 per cent from the $495,500 median value reported in October 2008. This represented the first time that the median absorbed price has fallen below $430,000 since June 2007. The recent price decline reflects earlier reductions in Statistics Canada's New Home Price Index (NHPI) and a shift in buyer interest to lower priced units.

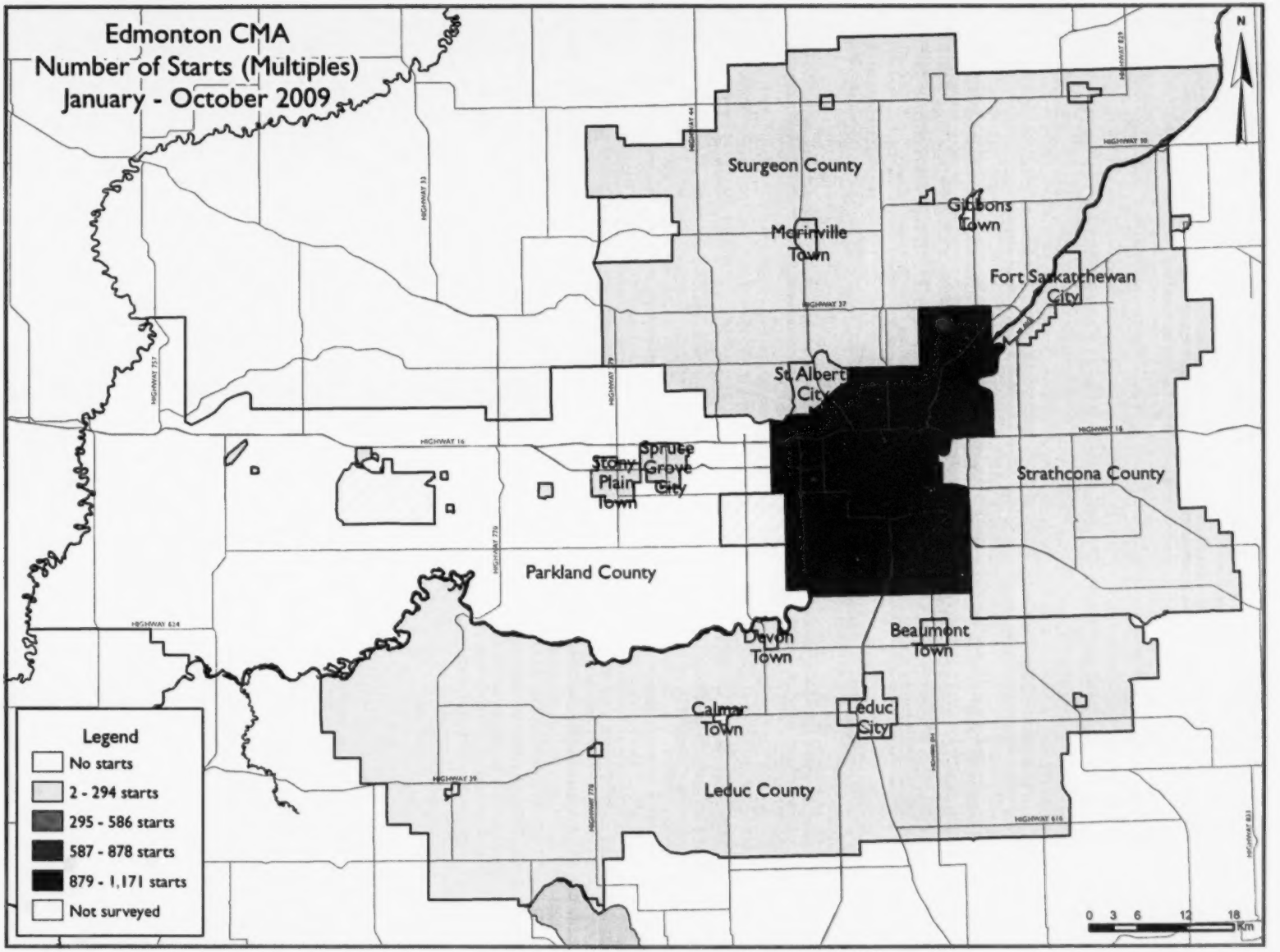
Multiple unit starts, which include semi-detached, row, and apartment units, decreased in October by 10.3 per cent year-over-year to 349 units. However, this was the best month for multi-family builders so far in 2009. Multiple starts have fallen by 55 per cent on a year-to-date basis to 1,723 units, compared with 3,817 multiple units tallied during January to October of last year. Concerns over the elevated supply of condominium apartments in Edmonton will keep multi-unit starts at low levels for the balance of 2009.

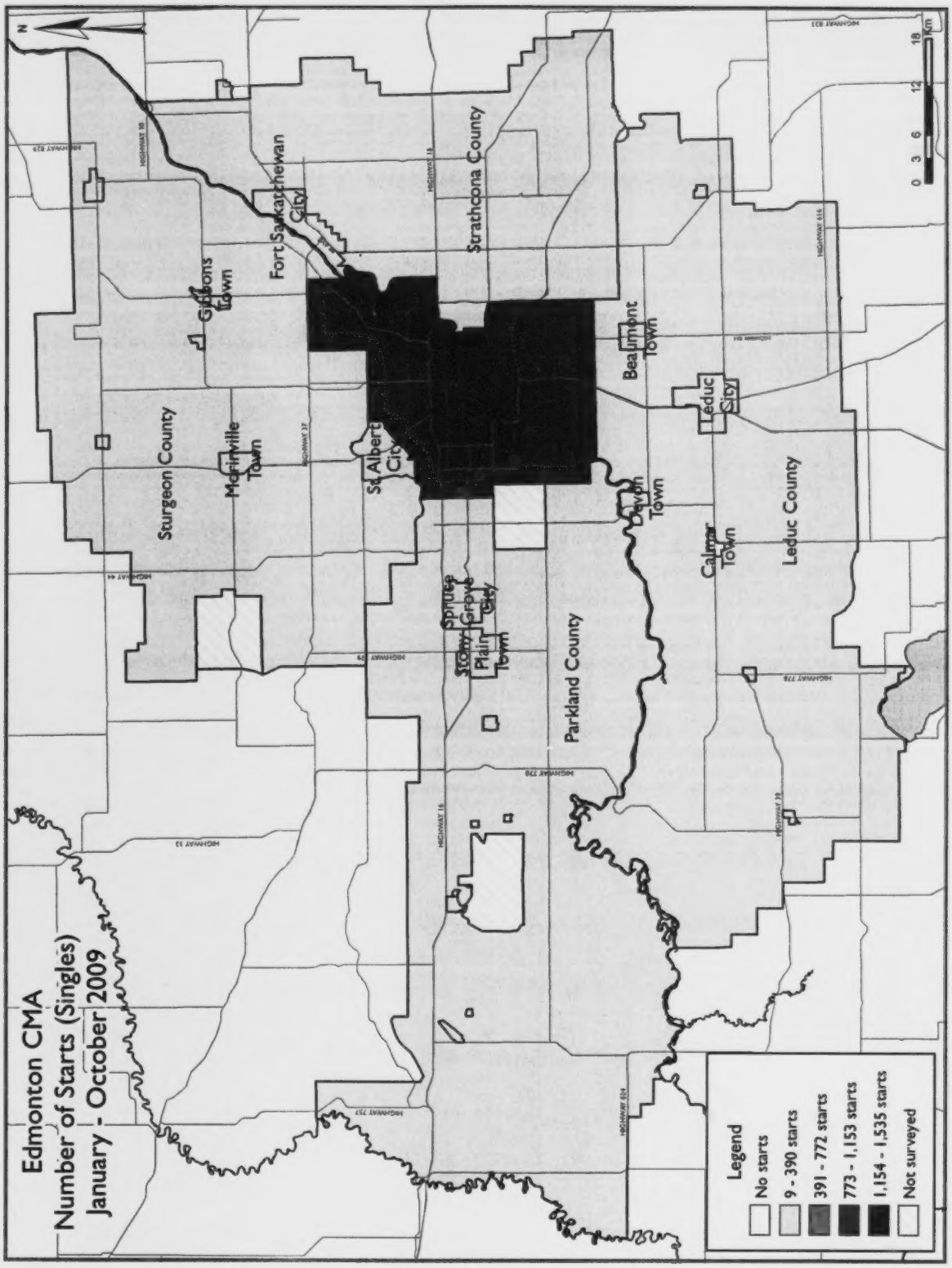
Multiple dwelling completions totalled 282 units in October, for a 41 per cent decrease from a year prior. Absorptions in October were down 40 per cent year-over-year to 268 units, but remained almost nine per cent higher on a year-to-date basis. Total inventory in October stood at 1,199 units, representing a year-over-year increase of 129 per cent. However, the slowdown in starts this year has translated into a 53 per cent drop in units under construction compared with October 2008. With starts expected to remain slow into 2010, completion levels will also continue to soften in the coming months allowing inventory levels to turn the corner toward lower numbers.

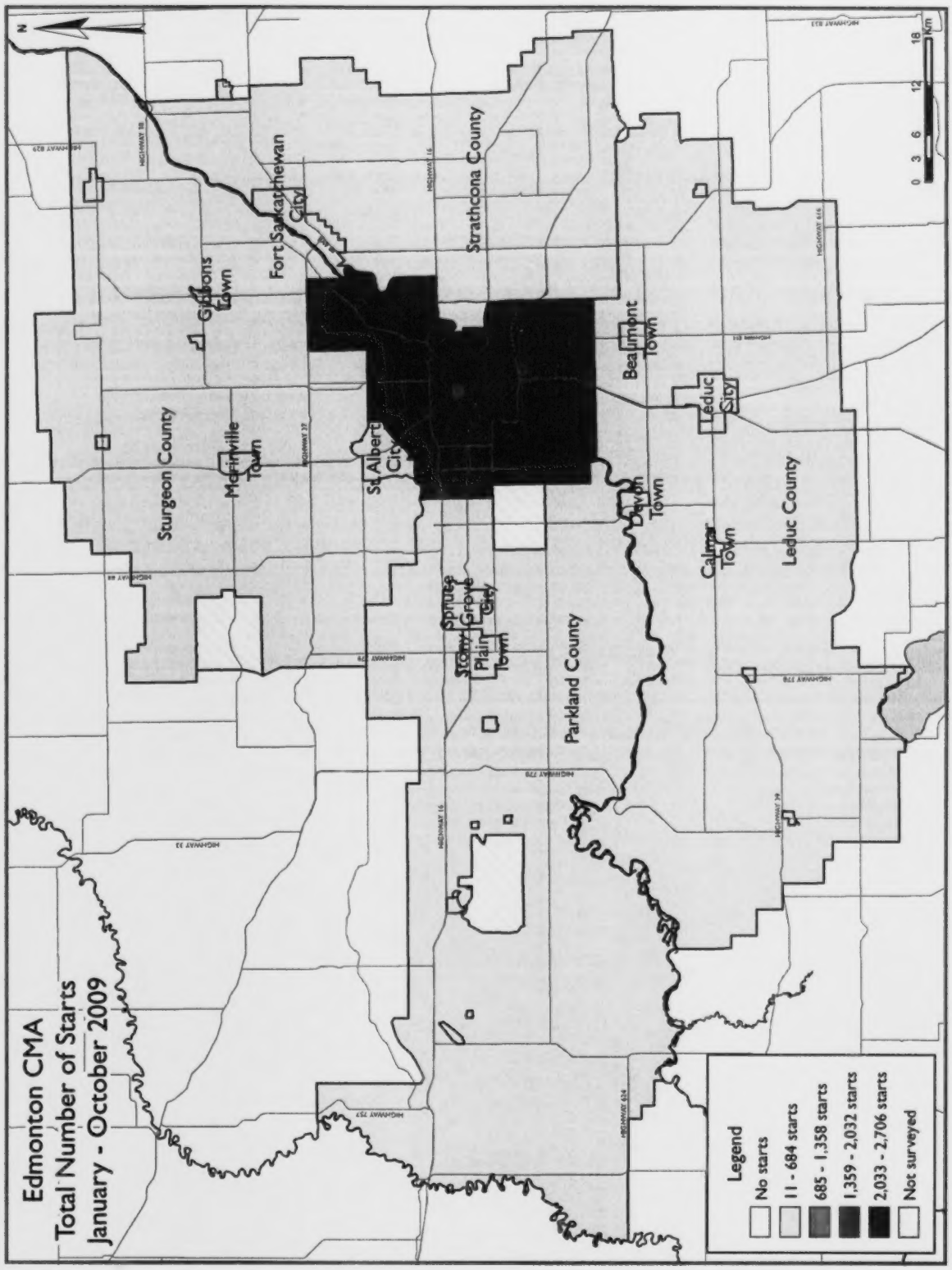

Edmonton CMA
Number of Starts (Multiples)
October 2009
Legend
No starts
2 - 68 starts
69 - 135 starts
136 - 201 starts
202 - 268 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
October 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 99 starts
100 - 196 starts
197 - 292 starts
293 - 389 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
October 2009
Legend
No starts
3 - 166 starts
167 - 330 starts
331 - 493 starts
494 - 657 starts
Not surveyed
Fort Saskatchewan City
Gibbons Town
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - October 2009
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 294 starts
295 - 586 starts
587 - 878 starts
879 - 1,171 starts
Not surveyed
0 3 6 12 18 Km
N


Edmonton CMA
Number of Starts (Singles)
January - October 2009
Legend
No starts
9 - 390 starts
391 - 772 starts
773 - 1,153 starts
1,154 - 1,535 starts
Not surveyed
Sturgeon County
Morinville Town
St. Albert City
Gibbons Town
Fort Saskatchewan City
Strathcona County
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Stony Plain Town
Spruce Grove City
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - October 2009
Legend
No starts
11 - 684 starts
685 - 1,358 starts
1,359 - 2,032 starts
2,033 - 2,706 starts
Not surveyed
Sturgeon County
Fort Saskatchewan City
Strathcona County
Gibbons Town
Redwater Town
Bon Accord Town
Legal Town
Morinville Town
St. Albert City
Sherwood Park
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2009	598	204	9	0	52	80	4	0	947
October 2008	223	50	4	0	59	276	0	0	612
% Change	168.2	**	125.0	n/a	-11.9	-71.0	n/a	n/a	54.7
Year-to-date 2009	2,842	704	103	2	453	314	4	145	4,567
Year-to-date 2008	2,186	550	34	2	680	2,476	19	65	6,012
% Change	30.0	28.0	**	0.0	-33.4	-87.3	-78.9	123.1	-24.0
UNDER CONSTRUCTION									
October 2009	2,539	598	108	4	821	2,634	25	332	7,061
October 2008	2,518	706	47	10	1,343	7,055	22	515	12,216
% Change	0.8	-15.3	129.8	-60.0	-38.9	-62.7	13.6	-35.5	-42.2
COMPLETIONS									
October 2009	275	88	3	1	71	76	0	35	558
October 2008	413	110	6	3	217	130	12	4	895
% Change	-33.4	-20.0	-50.0	-66.7	-67.3	-41.5	-100.0	**	-37.7
Year-to-date 2009	2,530	678	58	3	709	3,591	22	341	7,941
Year-to-date 2008	5,522	924	63	22	1,114	2,154	50	108	9,957
% Change	-54.2	-26.6	-7.9	-86.4	-36.4	66.7	-56.0	**	-20.2
COMPLETED & NOT ABSORBED									
October 2009	467	92	9	0	201	744	2	153	1,668
October 2008	1,044	189	12	1	150	168	7	0	1,571
% Change	-55.3	-51.3	-25.0	-100.0	34.0	**	-71.4	n/a	6.2
ABSORBED									
October 2009	280	95	3	1	58	83	0	20	549
October 2008	447	95	3	3	186	150	12	4	900
% Change	-37.4	0.0	0.0	-66.7	-68.8	-44.7	-100.0	**	-39.0
Year-to-date 2009	3,042	754	53	8	679	3,002	30	153	7,730
Year-to-date 2008	5,315	859	38	21	1,010	2,053	32	125	9,453
% Change	-42.8	-12.2	39.5	-61.9	-32.8	46.2	-6.3	22.4	-18.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
October 2009	389	146	6	0	32	80	4	0	657
October 2008	100	34	4	0	46	175	0	0	359
Beaumont Town									
October 2009	19	4	0	0	0	0	0	0	23
October 2008	0	0	0	0	0	0	0	0	0
Devon Town									
October 2009	3	0	0	0	0	0	0	0	3
October 2008	1	0	0	0	5	0	0	0	6
Fort Saskatchewan City									
October 2009	22	12	0	0	0	0	0	0	34
October 2008	7	6	0	0	0	0	0	0	13
Leduc City									
October 2009	17	6	0	0	0	0	0	0	23
October 2008	14	0	0	0	8	0	0	0	22
Leduc County									
October 2009	4	0	0	0	0	0	0	0	4
October 2008	9	0	0	0	0	0	0	0	9
Morinville Town									
October 2009	7	0	3	0	0	0	0	0	10
October 2008	9	0	0	0	0	0	0	0	9
Parkland County									
October 2009	17	0	0	0	0	0	0	0	17
October 2008	18	0	0	0	0	0	0	0	18
Spruce Grove City									
October 2009	25	2	0	0	0	0	0	0	27
October 2008	18	6	0	0	0	0	0	0	24
St. Albert City									
October 2009	19	10	0	0	16	0	0	0	45
October 2008	4	0	0	0	0	0	0	0	4
Stony Plain Town									
October 2009	6	0	0	0	0	0	0	0	6
October 2008	2	0	0	0	0	101	0	0	103
Strathcona County									
October 2009	52	22	0	0	4	0	0	0	78
October 2008	22	0	0	0	0	0	0	0	22
Sturgeon County									
October 2009	15	2	0	0	0	0	0	0	17
October 2008	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
October 2009	3	0	0	0	0	0	0	0	3
October 2008	7	4	0	0	0	0	0	0	11
Edmonton CMA									
October 2009	598	204	9	0	52	80	4	0	947
October 2008	223	50	4	0	59	276	0	0	612

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
October 2009	1,260	368	81	3	518	2,160	25	42	4,457
October 2008	1,063	452	33	6	843	5,698	22	277	8,394
Beaumont Town									
October 2009	51	10	0	0	28	0	0	0	89
October 2008	74	16	0	0	34	50	0	63	237
Devon Town									
October 2009	10	8	0	0	15	0	0	0	33
October 2008	10	0	0	0	30	0	0	0	40
Fort Saskatchewan City									
October 2009	91	48	7	0	30	0	0	152	328
October 2008	76	64	7	0	51	212	0	0	410
Leduc City									
October 2009	173	52	4	0	12	0	0	47	288
October 2008	193	46	0	0	155	205	0	0	599
Leduc County									
October 2009	50	2	0	0	0	0	0	0	52
October 2008	68	0	0	0	0	0	0	0	68
Morinville Town									
October 2009	34	2	3	0	46	20	0	0	105
October 2008	57	6	4	0	61	108	0	0	236
Parkland County									
October 2009	134	0	0	0	0	0	0	0	134
October 2008	213	0	3	0	2	0	0	0	218
Spruce Grove City									
October 2009	137	46	9	0	0	160	0	0	352
October 2008	142	72	0	0	3	283	0	0	500
St. Albert City									
October 2009	114	16	0	0	36	101	0	91	358
October 2008	84	14	0	0	17	65	0	41	221
Stony Plain Town									
October 2009	107	2	4	0	98	119	0	0	330
October 2008	67	6	0	0	95	166	0	0	334
Strathcona County									
October 2009	241	40	0	1	38	74	0	0	394
October 2008	241	26	0	4	52	247	0	134	704
Sturgeon County									
October 2009	105	2	0	0	0	0	0	0	107
October 2008	172	0	0	0	0	0	0	0	172
Remainder of the CMA									
October 2009	32	2	0	0	0	0	0	0	34
October 2008	58	4	0	0	0	21	0	0	83
Edmonton CMA									
October 2009	2,539	598	108	4	821	2,634	25	332	7,061
October 2008	2,518	706	47	10	1,343	7,055	22	515	12,216

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
October 2009	119	48	0	1	69	76	0	0	322
October 2008	142	52	6	3	179	130	12	4	528
Beaumont Town									
October 2009	6	4	0	0	0	0	0	35	45
October 2008	23	10	0	0	0	0	0	0	33
Devon Town									
October 2009	1	0	0	0	0	0	0	0	1
October 2008	3	0	0	0	12	0	0	0	15
Fort Saskatchewan City									
October 2009	15	8	3	0	0	0	0	0	26
October 2008	21	12	0	0	4	0	0	0	37
Leduc City									
October 2009	26	0	0	0	0	0	0	0	26
October 2008	38	0	0	0	4	0	0	0	42
Leduc County									
October 2009	2	0	0	0	0	0	0	0	2
October 2008	14	0	0	0	0	0	0	0	14
Morinville Town									
October 2009	2	0	0	0	0	0	0	0	2
October 2008	13	0	0	0	0	0	0	0	13
Parkland County									
October 2009	20	0	0	0	0	0	0	0	20
October 2008	26	0	0	0	6	0	0	0	32
Spruce Grove City									
October 2009	28	14	0	0	0	0	0	0	42
October 2008	21	2	0	0	0	0	0	0	23
St. Albert City									
October 2009	12	0	0	0	0	0	0	0	12
October 2008	26	0	0	0	0	0	0	0	26
Stony Plain Town									
October 2009	6	0	0	0	2	0	0	0	8
October 2008	9	32	0	0	12	0	0	0	53
Strathcona County									
October 2009	20	12	0	0	0	0	0	0	32
October 2008	35	2	0	0	0	0	0	0	37
Sturgeon County									
October 2009	17	0	0	0	0	0	0	0	17
October 2008	27	0	0	0	0	0	0	0	27
Remainder of the CMA									
October 2009	1	2	0	0	0	0	0	0	3
October 2008	15	0	0	0	0	0	0	0	15
Edmonton CMA									
October 2009	275	88	3	1	71	76	0	35	558
October 2008	413	110	6	3	217	130	12	4	895

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2009	227	41	4	0	116	533	2	109	1,032
October 2008	418	82	5	0	62	58	7	0	632
Beaumont Town									
October 2009	13	1	0	0	5	0	0	0	19
October 2008	50	2	0	0	0	0	0	0	52
Devon Town									
October 2009	4	0	0	0	0	0	0	0	4
October 2008	7	0	0	0	3	0	0	0	10
Fort Saskatchewan City									
October 2009	31	20	1	0	24	76	0	0	152
October 2008	68	27	7	0	23	91	0	0	216
Leduc City									
October 2009	38	1	0	0	13	63	0	0	115
October 2008	99	5	0	0	0	3	0	0	107
Leduc County									
October 2009	0	0	0	0	0	0	0	0	0
October 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
October 2009	24	2	1	0	20	22	0	0	69
October 2008	66	0	0	0	10	0	0	0	76
Parkland County									
October 2009	15	0	0	0	0	0	0	0	15
October 2008	31	0	0	0	5	0	0	0	36
Spruce Grove City									
October 2009	15	6	3	0	0	0	0	0	24
October 2008	73	9	0	0	8	0	0	0	90
St. Albert City									
October 2009	32	9	0	0	0	0	0	0	41
October 2008	75	10	0	0	4	7	0	0	96
Stony Plain Town									
October 2009	22	5	0	0	18	43	0	0	88
October 2008	42	52	0	0	11	0	0	0	105
Strathcona County									
October 2009	34	7	0	0	5	7	0	44	97
October 2008	108	2	0	1	24	9	0	0	144
Sturgeon County									
October 2009	1	0	0	0	0	0	0	0	1
October 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
October 2009	11	0	0	0	0	0	0	0	11
October 2008	7	0	0	0	0	0	0	0	7
Edmonton CMA									
October 2009	467	92	9	0	201	744	2	153	1,668
October 2008	1,044	189	12	1	150	168	7	0	1,571

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
October 2009	109	50	0	1	44	55	0	20	288
October 2008	177	58	3	3	154	150	12	4	561
Beaumont Town									
October 2009	6	4	0	0	0	0	0	0	10
October 2008	26	9	0	0	0	0	0	0	35
Devon Town									
October 2009	2	0	0	0	0	0	0	0	2
October 2008	4	0	0	0	9	0	0	0	13
Fort Saskatchewan City									
October 2009	12	9	3	0	3	12	0	0	39
October 2008	18	9	0	0	3	0	0	0	30
Leduc City									
October 2009	21	1	0	0	5	15	0	0	42
October 2008	35	1	0	0	4	0	0	0	40
Leduc County									
October 2009	2	0	0	0	0	0	0	0	2
October 2008	14	0	0	0	0	0	0	0	14
Morinville Town									
October 2009	2	1	0	0	0	0	0	0	3
October 2008	7	0	0	0	0	0	0	0	7
Parkland County									
October 2009	21	0	0	0	0	0	0	0	21
October 2008	25	0	0	0	3	0	0	0	28
Spruce Grove City									
October 2009	31	14	0	0	0	0	0	0	45
October 2008	38	2	0	0	0	0	0	0	40
St. Albert City									
October 2009	12	0	0	0	1	0	0	0	13
October 2008	14	2	0	0	0	0	0	0	16
Stony Plain Town									
October 2009	13	1	0	0	4	0	0	0	18
October 2008	11	14	0	0	11	0	0	0	36
Strathcona County									
October 2009	28	13	0	0	1	1	0	0	43
October 2008	35	0	0	0	2	0	0	0	37
Sturgeon County									
October 2009	18	0	0	0	0	0	0	0	18
October 2008	27	0	0	0	0	0	0	0	27
Remainder of the CMA									
October 2009	3	2	0	0	0	0	0	0	5
October 2008	16	0	0	0	0	0	0	0	16
Edmonton CMA									
October 2009	280	95	3	1	58	83	0	20	549
October 2008	447	95	3	3	186	150	12	4	900

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228
% Change	0.2	30.9	-83.7	-34.2	-37.7	-5.0	**	-39.4	-6.4
1999	4,037	110	49	38	506	1,201	48	660	6,655

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Edmonton City	389	100	150	40	38	44	80	175	657	359	83.0
Beaumont Town	19	0	4	0	0	0	0	0	23	0	n/a
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	3	1	0	0	0	5	0	0	3	6	-50.0
Fort Saskatchewan City	22	7	12	6	0	0	0	0	34	13	161.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	17	14	6	0	0	8	0	0	23	22	4.5
Leduc County	4	9	0	0	0	0	0	0	4	9	-55.6
Morinville Town	7	9	0	0	3	0	0	0	10	9	11.1
Parkland County	17	18	0	0	0	0	0	0	17	18	-5.6
Spruce Grove City	25	18	2	6	0	0	0	0	27	24	12.5
St. Albert City	19	4	10	0	16	0	0	0	45	4	**
Stony Plain Town	6	2	0	0	0	0	0	101	6	103	-94.2
Strathcona County	52	22	26	0	0	0	0	0	78	22	**
Sturgeon County	15	12	2	0	0	0	0	0	17	12	41.7
Remainder of the CMA	3	6	0	0	0	0	0	0	3	6	-50.0
Edmonton CMA	598	223	212	56	57	57	80	276	947	612	54.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	1,535	1,003	518	492	323	200	330	1,949	2,706	3,644	-25.7
Beaumont Town	48	49	22	12	6	22	0	35	76	118	-35.6
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	9	5	8	6	0	30	0	0	17	41	-58.5
Fort Saskatchewan City	124	71	76	64	10	29	0	212	210	376	-44.1
Gibbons Town	11	20	0	0	0	0	0	0	11	20	-45.0
Leduc City	170	121	38	56	18	139	47	158	273	474	-42.4
Leduc County	50	80	2	0	0	0	0	0	52	80	-35.0
Morinville Town	44	43	0	10	7	32	0	0	51	85	-40.0
Parkland County	117	140	0	0	0	0	0	0	117	140	-16.4
Spruce Grove City	128	148	36	50	0	8	0	0	164	206	-20.4
St. Albert City	131	47	16	0	30	12	82	65	259	124	108.9
Stony Plain Town	82	47	2	8	48	56	0	101	132	212	-37.7
Strathcona County	282	234	78	34	22	10	0	0	382	278	37.4
Sturgeon County	95	155	2	0	0	0	0	0	97	155	-37.4
Remainder of the CMA	18	31	2	2	0	0	0	21	20	54	-63.0
Edmonton CMA	2,844	2,195	800	738	464	538	459	2,541	4,567	6,012	-24.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Edmonton City	38	44	0	0	80	175	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	16	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	101	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	57	57	0	0	80	276	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	323	196	0	4	314	1,919	16	30
Beaumont Town	6	22	0	0	0	0	0	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	30	0	0	0	0	0	0
Fort Saskatchewan City	10	29	0	0	0	212	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	18	135	0	4	0	158	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	30	12	0	0	0	65	82	0
Stony Plain Town	48	56	0	0	0	101	0	0
Strathcona County	22	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	464	530	0	8	314	2,476	145	65

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Edmonton City	541	138	112	221	4	0	657	359
Beaumont Town	23	0	0	0	0	0	23	0
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	3	1	0	5	0	0	3	6
Fort Saskatchewan City	34	13	0	0	0	0	34	13
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	23	14	0	8	0	0	23	22
Leduc County	4	9	0	0	0	0	4	9
Morinville Town	10	9	0	0	0	0	10	9
Parkland County	17	18	0	0	0	0	17	18
Spruce Grove City	27	24	0	0	0	0	27	24
St. Albert City	29	4	16	0	0	0	45	4
Stony Plain Town	6	2	0	101	0	0	6	103
Strathcona County	74	22	4	0	0	0	78	22
Sturgeon County	17	12	0	0	0	0	17	12
Remainder of the CMA	3	6	0	0	0	0	3	6
Edmonton CMA	811	277	132	335	4	0	947	612

Table 2.5: Starts by Submarket and by Intended Market January - October 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	2,057	1,352	629	2,247	20	45	2,706	3,644
Beaumont Town	62	59	14	24	0	35	76	118
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	17	5	0	36	0	0	17	41
Fort Saskatchewan City	210	147	0	229	0	0	210	376
Gibbons Town	11	20	0	0	0	0	11	20
Leduc City	212	153	14	317	47	4	273	474
Leduc County	52	80	0	0	0	0	52	80
Morinville Town	51	53	0	32	0	0	51	85
Parkland County	117	140	0	0	0	0	117	140
Spruce Grove City	164	198	0	8	0	0	164	206
St. Albert City	147	47	30	77	82	0	259	124
Stony Plain Town	88	55	44	157	0	0	132	212
Strathcona County	344	268	38	10	0	0	382	278
Sturgeon County	97	155	0	0	0	0	97	155
Remainder of the CMA	20	33	0	21	0	0	20	54
Edmonton CMA	3,649	2,770	769	3,158	149	84	4,567	6,012

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type October 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Edmonton City	120	145	98	88	19	161	85	134	322	528	-39.0
Beaumont Town	6	23	4	10	0	0	35	0	45	33	36.4
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	1	3	0	6	0	6	0	0	1	15	-93.3
Fort Saskatchewan City	15	21	8	12	3	4	0	0	26	37	-29.7
Gibbons Town	0	12	2	0	0	0	0	0	2	12	-83.3
Leduc City	26	38	0	0	0	4	0	0	26	42	-38.1
Leduc County	2	14	0	0	0	0	0	0	2	14	-85.7
Morinville Town	2	13	0	0	0	0	0	0	2	13	-84.6
Parkland County	20	26	0	6	0	0	0	0	20	32	-37.5
Spruce Grove City	28	21	14	2	0	0	0	0	42	23	82.6
St. Albert City	12	26	0	0	0	0	0	0	12	26	-53.8
Stony Plain Town	6	9	2	32	0	12	0	0	8	53	-84.9
Strathcona County	20	35	12	2	0	0	0	0	32	37	-13.5
Sturgeon County	17	27	0	0	0	0	0	0	17	27	-37.0
Remainder of the CMA	1	2	0	0	0	0	0	0	1	2	-50.0
Edmonton CMA	276	416	140	158	22	187	120	134	558	895	-37.7

Table 3.1: Completions by Submarket and by Dwelling Type January - October 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	1,239	2,708	582	690	370	615	3,060	1,735	5,251	5,748	-8.6
Beaumont Town	57	239	22	58	8	72	63	0	150	369	-59.3
Calmar Town	1	2	4	0	0	0	0	0	5	2	150.0
Devon Town	7	17	0	18	15	6	0	0	22	41	-46.3
Fort Saskatchewan City	98	215	84	106	10	22	60	131	252	474	-46.8
Gibbons Town	18	33	2	0	0	5	0	4	20	42	-52.4
Leduc City	154	384	44	58	69	8	205	0	472	450	4.9
Leduc County	68	98	0	0	0	0	0	0	68	98	-30.6
Morinville Town	55	125	4	0	14	10	85	0	158	135	17.0
Parkland County	187	208	0	14	3	0	0	0	190	222	-14.4
Spruce Grove City	128	402	62	74	8	45	123	0	321	521	-38.4
St. Albert City	76	187	14	24	11	16	41	87	142	314	-54.8
Stony Plain Town	40	129	18	128	29	36	47	0	134	293	-54.3
Strathcona County	237	543	60	74	34	44	236	309	567	970	-41.5
Sturgeon County	142	195	0	0	0	0	0	0	142	195	-27.2
Remainder of the CMA	26	66	0	2	0	15	21	0	47	83	-43.4
Edmonton CMA	2,533	5,551	896	1,246	571	894	3,941	2,266	7,941	9,957	-20.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market October 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Edmonton City	19	161	0	0	76	130	0	4
Beaumont Town	0	0	0	0	0	0	35	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	6	0	0	0	0	0	0
Fort Saskatchewan City	3	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	12	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	22	187	0	0	76	130	35	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - October 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	362	594	8	21	2,877	1,627	174	108
Beaumont Town	8	72	0	0	0	0	63	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	15	6	0	0	0	0	0	0
Fort Saskatchewan City	10	22	0	0	60	131	0	0
Gibbons Town	0	5	0	0	0	4	0	0
Leduc City	69	4	0	4	205	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	14	10	0	0	85	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	8	45	0	0	123	0	0	0
St. Albert City	11	16	0	0	0	87	41	0
Stony Plain Town	29	36	0	0	47	0	0	0
Strathcona County	34	44	0	0	173	309	63	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	15	0	0	21	0	0	0
Edmonton CMA	563	869	8	25	3,591	2,158	341	108

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Edmonton City	167	200	146	312	0	16	322	528
Beaumont Town	10	33	0	0	35	0	45	33
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	1	3	0	12	0	0	1	15
Fort Saskatchewan City	26	33	0	4	0	0	26	37
Gibbons Town	2	12	0	0	0	0	2	12
Leduc City	26	38	0	4	0	0	26	42
Leduc County	2	14	0	0	0	0	2	14
Morinville Town	2	13	0	0	0	0	2	13
Parkland County	20	26	0	6	0	0	20	32
Spruce Grove City	42	23	0	0	0	0	42	23
St. Albert City	12	26	0	0	0	0	12	26
Stony Plain Town	6	41	2	12	0	0	8	53
Strathcona County	32	37	0	0	0	0	32	37
Sturgeon County	17	27	0	0	0	0	17	27
Remainder of the CMA	1	2	0	0	0	0	1	2
Edmonton CMA	366	529	148	350	35	16	558	895

Table 3.5: Completions by Submarket and by Intended Market
January - October 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	1,675	3,210	3,371	2,385	196	153	5,251	5,748
Beaumont Town	75	283	12	86	63	0	150	369
Calmar Town	5	2	0	0	0	0	5	2
Devon Town	7	17	15	24	0	0	22	41
Fort Saskatchewan City	186	312	66	162	0	0	252	474
Gibbons Town	20	38	0	4	0	0	20	42
Leduc City	190	441	282	4	0	5	472	450
Leduc County	68	98	0	0	0	0	68	98
Morinville Town	63	125	95	10	0	0	158	135
Parkland County	190	214	0	8	0	0	190	222
Spruce Grove City	198	476	123	45	0	0	321	521
St. Albert City	88	211	13	103	41	0	142	314
Stony Plain Town	44	247	90	46	0	0	134	293
Strathcona County	289	563	215	407	63	0	567	970
Sturgeon County	142	195	0	0	0	0	142	195
Remainder of the CMA	26	77	21	6	0	0	47	83
Edmonton CMA	3,266	6,509	4,303	3,290	363	158	7,941	9,957

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2009	13	11.8	52	47.3	24	21.8	7	6.4	14	12.7	110	430,900	520,749
October 2008	9	5.0	47	26.1	61	33.9	27	15.0	36	20.0	180	500,000	543,927
Year-to-date 2009	135	9.7	447	32.0	348	24.9	155	11.1	311	22.3	1,396	482,900	566,495
Year-to-date 2008	213	8.0	774	29.1	917	34.4	392	14.7	368	13.8	2,664	487,500	521,042
Beaumont Town													
October 2009	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	--	--
October 2008	3	11.5	7	26.9	14	53.8	2	7.7	0	0.0	26	469,900	462,219
Year-to-date 2009	6	6.4	32	34.0	39	41.5	14	14.9	3	3.2	94	469,900	474,411
Year-to-date 2008	34	14.1	75	31.1	107	44.4	21	8.7	4	1.7	241	459,900	452,526
Calmar Town													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
October 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
October 2008	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	5	50.0	3	30.0	2	20.0	10	549,950	582,470
Year-to-date 2008	0	0.0	2	12.5	10	62.5	4	25.0	0	0.0	16	522,500	509,225
Fort Saskatchewan City													
October 2009	3	25.0	7	58.3	1	8.3	1	8.3	0	0.0	12	374,200	402,200
October 2008	3	16.7	10	55.6	5	27.8	0	0.0	0	0.0	18	409,400	420,894
Year-to-date 2009	28	19.3	75	51.7	25	17.2	5	3.4	12	8.3	145	394,400	429,892
Year-to-date 2008	6	3.1	98	50.5	56	28.9	8	4.1	26	13.4	194	442,450	488,307
Gibbons Town													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	265,000	266,667
Year-to-date 2009	13	59.1	7	31.8	2	9.1	0	0.0	0	0.0	22	340,000	340,227
Year-to-date 2008	30	90.9	3	9.1	0	0.0	0	0.0	0	0.0	33	290,000	296,667
Leduc City													
October 2009	1	4.8	15	71.4	4	19.0	0	0.0	1	4.8	21	408,000	420,990
October 2008	0	0.0	10	28.6	18	51.4	6	17.1	1	2.9	35	489,900	499,637
Year-to-date 2009	24	11.5	81	38.9	69	33.2	28	13.5	6	2.9	208	449,900	460,093
Year-to-date 2008	43	13.1	117	35.6	126	38.3	34	10.3	9	2.7	329	451,250	461,932
Leduc County													
October 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2008	0	0.0	1	7.1	0	0.0	1	7.1	12	85.7	14	762,500	799,286
Year-to-date 2009	6	9.0	7	10.4	4	6.0	14	20.9	36	53.7	67	650,000	662,760
Year-to-date 2008	11	11.2	8	8.2	24	24.5	22	22.4	33	33.7	98	575,000	591,531
Morinville Town													
October 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2008	1	14.3	4	57.1	1	14.3	1	14.3	0	0.0	7	--	--
Year-to-date 2009	20	21.7	55	59.8	10	10.9	5	5.4	2	2.2	92	389,350	417,111
Year-to-date 2008	6	6.6	65	71.4	14	15.4	4	4.4	2	2.2	91	415,000	427,919

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2009	6	35.3	5	29.4	0	0.0	3	17.6	3	17.6	17	390,000	443,966
October 2008	1	4.0	2	8.0	7	28.0	6	24.0	9	36.0	25	589,000	603,553
Year-to-date 2009	60	35.3	31	18.2	13	7.6	11	6.5	55	32.4	170	427,263	525,852
Year-to-date 2008	47	24.9	47	24.9	30	15.9	22	11.6	43	22.8	189	453,261	486,688
Spruce Grove City													
October 2009	7	22.6	19	61.3	3	9.7	2	6.5	0	0.0	31	386,425	393,501
October 2008	11	28.9	22	57.9	5	13.2	0	0.0	0	0.0	38	375,598	378,485
Year-to-date 2009	50	29.9	81	48.5	27	16.2	5	3.0	4	2.4	167	382,757	394,812
Year-to-date 2008	160	41.3	165	42.6	54	14.0	7	1.8	1	0.3	387	368,215	381,405
St. Albert City													
October 2009	0	0.0	5	41.7	7	58.3	0	0.0	0	0.0	12	460,950	463,858
October 2008	0	0.0	0	0.0	6	42.9	2	14.3	6	42.9	14	611,150	723,664
Year-to-date 2009	1	0.9	20	18.7	25	23.4	22	20.6	39	36.4	107	575,500	633,111
Year-to-date 2008	2	1.0	25	13.0	60	31.3	44	22.9	61	31.8	192	576,850	638,098
Stony Plain Town													
October 2009	2	15.4	9	69.2	2	15.4	0	0.0	0	0.0	13	380,500	396,217
October 2008	9	81.8	1	9.1	1	9.1	0	0.0	0	0.0	11	321,500	326,798
Year-to-date 2009	21	37.5	28	50.0	6	10.7	1	1.8	0	0.0	56	368,462	366,055
Year-to-date 2008	87	63.0	34	24.6	15	10.9	2	1.4	0	0.0	138	330,825	338,501
Strathcona County													
October 2009	0	0.0	5	18.5	10	37.0	3	11.1	9	33.3	27	520,000	632,296
October 2008	0	0.0	3	8.6	13	37.1	8	22.9	11	31.4	35	562,000	662,057
Year-to-date 2009	5	1.6	50	16.3	104	34.0	36	11.8	111	36.3	306	540,000	731,576
Year-to-date 2008	5	1.0	68	13.3	208	40.5	88	17.2	144	28.1	513	535,000	632,753
Sturgeon County													
October 2009	4	22.2	3	16.7	3	16.7	0	0.0	8	44.4	18	480,000	600,556
October 2008	8	29.6	7	25.9	1	3.7	7	25.9	4	14.8	27	410,000	542,593
Year-to-date 2009	29	20.4	30	21.1	24	16.9	15	10.6	44	31.0	142	480,000	577,145
Year-to-date 2008	63	32.3	51	26.2	25	12.8	24	12.3	32	16.4	195	410,000	483,385
Remainder of the CMA													
October 2009	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
October 2008	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2009	16	69.6	5	21.7	1	4.3	0	0.0	1	4.3	23	319,900	327,335
Year-to-date 2008	41	68.3	16	26.7	0	0.0	2	3.3	1	1.7	60	314,950	329,449
Edmonton CMA													
October 2009	42	15.2	124	44.9	56	20.3	17	6.2	37	13.4	276	420,900	491,000
October 2008	58	12.9	115	25.6	136	30.2	62	13.8	79	17.6	450	495,500	527,123
Year-to-date 2009	414	13.8	949	31.6	702	23.4	314	10.4	626	20.8	3,005	469,000	547,907
Year-to-date 2008	749	14.0	1,549	29.0	1,646	30.8	674	12.6	724	13.6	5,342	469,900	506,696

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2009						
Submarket	Oct 2009	Oct 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	520,749	543,927	-4.3	566,495	521,042	8.7
Beaumont Town	--	462,219	n/a	474,411	452,526	4.8
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	582,470	509,225	14.4
Fort Saskatchewan City	402,200	420,894	-4.4	429,892	488,307	-12.0
Gibbons Town	--	266,667	n/a	340,227	296,667	14.7
Leduc City	420,990	499,637	-15.7	460,093	461,932	-0.4
Leduc County	--	799,286	n/a	662,760	591,531	12.0
Morinville Town	--	--	n/a	417,111	427,919	-2.5
Parkland County	443,966	603,553	-26.4	525,852	486,688	8.0
Spruce Grove City	393,501	378,485	4.0	394,812	381,405	3.5
St. Albert City	463,858	723,664	-35.9	633,111	638,098	-0.8
Stony Plain Town	396,217	326,798	21.2	366,055	338,501	8.1
Strathcona County	632,296	662,057	-4.5	731,576	632,753	15.6
Sturgeon County	600,556	542,593	10.7	577,145	483,385	19.4
Remainder of the CMA	--	--	n/a	327,335	329,449	-0.6
Edmonton CMA	491,000	527,123	-6.9	547,907	506,696	8.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
October 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,226	2,881	2,686	45.6	309,032	-10.1	310,803
	April	1,843	1.1	1,438	2,999	2,642	54.4	312,127	-7.4	312,721
	May	2,161	18.7	1,659	3,180	2,622	63.3	326,332	-4.2	315,266
	June	2,551	37.7	1,840	3,136	2,510	73.3	328,285	-3.8	320,044
	July	2,278	27.7	1,921	3,052	2,582	74.4	324,744	-3.1	318,434
	August	1,673	8.6	1,655	2,629	2,522	65.6	318,321	-3.3	315,770
	September	1,704	-1.4	1,711	2,559	2,331	73.4	327,235	0.7	323,197
	October	1,535	22.9	1,771	2,192	2,265	78.2	318,969	0.4	325,070
	November									
	December									
	Q3 2008	5,054	30.9		9,727			329,816	-5.4	
	Q3 2009	5,655	11.9		8,240			323,595	-1.9	
	YTD 2008	15,870	-13.5		36,718			334,491	-1.6	
	YTD 2009	16,930	6.7		27,721			320,585	-4.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25	211.2	120.5	621	5.4	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	621	6.5	73.6	912
	July	631	3.75	5.85	208.3	121.8	619	7.0	73.6	916
	August	631	3.75	5.85	207.6	122.1	618	7.3	73.5	927
	September	610	3.70	5.49	207.4	121.7	616	7.4	73.2	933
	October	630	3.80	5.84		121.8	611	7.7	72.8	948
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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